



PROPERTY HIGHLIGHTS

- **Five Guys Open!**
- **Redmond Modern Dentistry Open!**
- **1,625 SF** available next to Starbucks (no food uses). **LEASE PENDING.**
- **1,800 SF** available next to Safeway (no food uses).
- Strong lineup of tenants including Safeway, Rite Aid, Ross, DSW, and ULTA.
- Very strong neighborhood center with excellent visibility and access.
- Trade area customer base is affluent and favorably influenced by Microsoft.
- NNN= \$7.33 PSF/YR.

Demographics

	0-1 MILE	1-3 MILES	3-5 MILES
POPULATION	12,415	79,195	134,320
DAYTIME POPULATION	23,751	121,134	155,790
AVG HOUSEHOLD INCOME	\$116,037	\$144,561	\$156,511

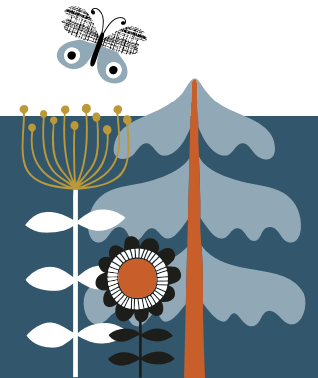
BEAR CREEK VILLAGE

AVONDALE ROAD NE & NE REDMOND WAY | REDMOND, WA 98052

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BEAR CREEK VILLAGE TENANTS

17015	Jiffy Lube
17100	O'Reilly Auto Parts
17170	Ross Dress For Less
17168	Ulta Beauty
17106	Agave Cocina & Cantina
17164	SportClips
17158	DSW
17130	Farouche Salon
17128	Game Stop
17124	Five Guys
17126	Redmond Modern Dentistry
17118	Taco Time
17262	Panera Bread Company
17258	Verizon Wireless
17256	Lane Bryant
17250	AVAILABLE - 1,800 SF
17246	Safeway
17220	Rite Aid
17218	Yummy Teriyaki
17214	Massage Envy
17210-7212	Drawn2Art
17208	The Barber Shop at BCV
17215	Rapunzel's Hair & Nail Salon
17223	ComputerAndMaths4Kids
17196	Starbucks
17192	AVAILABLE - LEASE PENDING
17190	Cartridge World
17188	Fabricare Cleaners
17186	Bear Creek Florist



